

REQUEST FOR COUNCIL ACTION

MEETING

DATE:

4/7/03

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AGENDA SECTION: CONSENT AGENDA	ORIGINATING DEPT: Public Works	ITEM NO. D-16
ITEM DESCRIPTION: Development Agreement for Hawk Ridge Development LLC		PREPARED BY: R. Freese
<p>The City staff and representatives of Hawk Ridge Development LLC have discussed and agreed to the terms of a Development Agreement for the development project known as Hawk Ridge to be constructed south of Pinewood Road and east of South Park Subdivision. The proposed development agreement addresses the Owner's obligation to:</p> <ol style="list-style-type: none">1. Execute a City / Owner Contract to construct all on-site and off-site public infrastructure improvements necessary to serve the subdivision, and2. Grade the property to limit the surface water runoff into the South Park subdivision to predevelopment conditions, and3. Construct off-site storm water conveyance improvements for storm water generated from the subdivision, and4. Limit the average daily number of trips created from the project to 370 until a second access is provided to serve the subdivision, and5. Pay all development related fees and charges. <p>The City's obligations include:</p> <ol style="list-style-type: none">1. Payment of oversize costs for utilities constructed to serve the subdivision, and2. Payment of \$55,500 for the City's portion (non-Hawk Ridge storm water flows) of the storm sewer improvements constructed by the Owner along the west side of 22nd Avenue SE to convey storm water from the subdivision to a storm water pond located north of Pinewood road. <p>The Owner has reviewed and executed the Agreement.</p> <p>COUNCIL ACTION REQUESTED:</p> <p>Authorize the Mayor and City Clerk to execute a Development Agreement with Hawk Ridge Development LLC for the Hawk Ridge Subdivision project.</p>		

